067.0	0002	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	915,300 / 915,300
					USE VALUE:	915,300 / 915,300
					ASSESSED:	915,300 / 915,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70		CUTTER HILL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRUSH ETHAN R & AMANDA ES
Owner 2:	
Owner 3:	
Street 1:	70 CUTTER HILL RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GOODWIN JENNIFER/ETAL -
Owner 2:	MALATESTA GREGG J -
Street 1:	70 CUTTER HILL RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,481 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1936, having primarily Wood Shingle Exterior and 2115 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7481.000	464,200		451,100	915,300
Total Card	0.172	464,200		451,100	915,300
Total Parcel	0.172	464,200		451,100	915,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 432.81 | /Parcel: 432.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	42750
GIS Ref	
GIS Ref	
Insp Date	09/21/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 067.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	463,700	0	7,481.	451,100	914,800	914,800	Year End Roll	12/18/2019
2019	101	FV	331,900	0	7,481.	418,900	750,800	750,800	Year End Roll	1/3/2019
2018	101	FV	331,900	0	7,481.	418,900	750,800	750,800	Year End Roll	12/20/2017
2017	101	FV	331,900	0	7,481.	367,300	699,200	699,200	Year End Roll	1/3/2017
2016	101	FV	331,900	0	7,481.	335,100	667,000	667,000	Year End	1/4/2016
2015	101	FV	318,500	0	7,481.	296,400	614,900	614,900	Year End Roll	12/11/2014
2014	101	FV	318,500	0	7,481.	280,300	598,800	598,800	Year End Roll	12/16/2013
2013	101	FV	318,500	0	7,481.	266,800	585,300	585,300		12/13/2012

!5716!

PRINT

Date	Time
12/10/20	20:33:46

LAST REV

Date	Time
03/20/19	11:50:25
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5716

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GOODWIN JENNIFE	56491-381		2/18/2011		600,000	No	No		
GILGUN THOMAS/E	24951-52		10/27/1994		244,500	No	No		Y

USER DEFINED

Prior Id # 1:	42750
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/27/2018	1780	Porch	8,000	C				
8/4/2008	869	Manual	10,000					remodel existing f
4/27/2004	281	Re-Roof	5,000					strip 2 layers
4/6/2004	218	Redo Bat	8,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/21/2018	MEAS&NOTICE	CC	Chris C
6/27/2012	Measured	JBS	JOHN S
3/25/2009	Meas/Inspect	189	PATRIOT
2/23/2005	Permit Visit	BR	B Rossignol
11/10/1999	Meas/Inspect	163	PATRIOT
8/7/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7481		Sq. Ft.	Site		0	70.	0.86	12									451,100						451,100	

Total AC/HA: 0.17174 | Total SF/SM: 7481 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 451,100 | Spl Credit | Total: 451,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	12	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	A - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.22251904
Const Adj.:	1.05367458
Adj $ / SQ:	173.899
Other Features:	86500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	520374
Depreciation:	56200
Depreciated Total:	464174

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2004
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

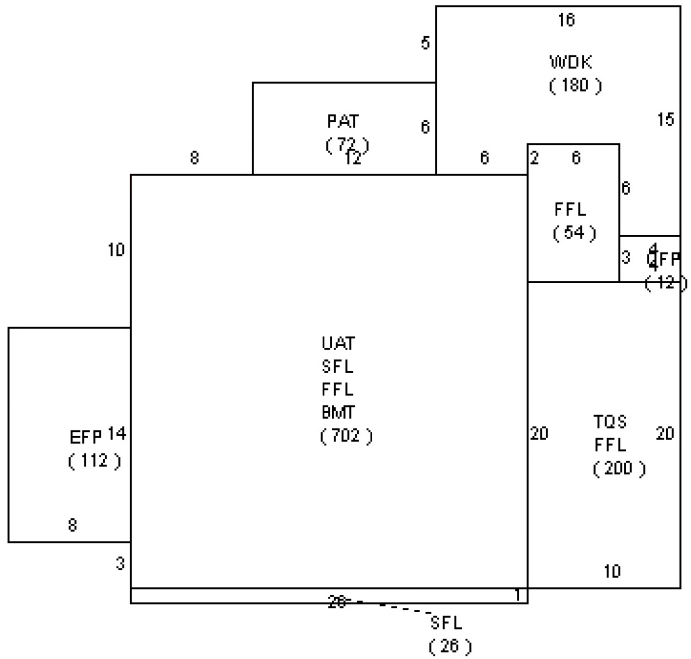
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	191.29
Special Features:	0	Val/Su Net:	150.32
Final Total:	464200	Val/Su SzAd	253.11

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	956	173.900	166,247
SFL	Second Floor	728	173.900	126,598
BMT	Basement	702	65.730	46,145
WDK	Deck	180	12.180	2,192
UAT	Upper Attic	176	69.560	12,208
TQS	3/4 Story	150	173.900	26,085
EFP	Enclos Porch	112	54.300	6,081
PAT	Patio	72	6.320	455
	Net Sketched Area:	3,088	Total:	386,567
Size Ad	1834	Gross Are	3664	FinArea 2115

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	C	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 067.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	14X8	A	AV	2005	0.00	T	11.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc